

11 August 2020

Enquiries: Jenny Elphinstone
Our Ref: EXEM 2020_3675/1 (Doc ID: 965879)
Your Ref: 20202959

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

Jillian Hawkes
jillydenni@gmail.com

Dear Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 7 August 2020.

Summary of Exempt Development

Construct a patio to the existing dwelling house.

Location details

Street Address: 6 Thooleer Close Cooya Beach

Real Property Description: LOT: 4 RP: 850456

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 11 August 2020 for development as detailed in Attachment 1.

Referral agencies

Not Applicable

Reasons for giving exemption certificate

The development is exempt under this certificate under s46(3)(b) of the *Planning Act 2016* for the following reason(s):

- The effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.

When exemption certificate ceases to have effect

This exemption certificate does not lapse.

Other

Please quote Council's application number: EXEM 2020_ 3675/1 in all subsequent correspondence relating to this request.

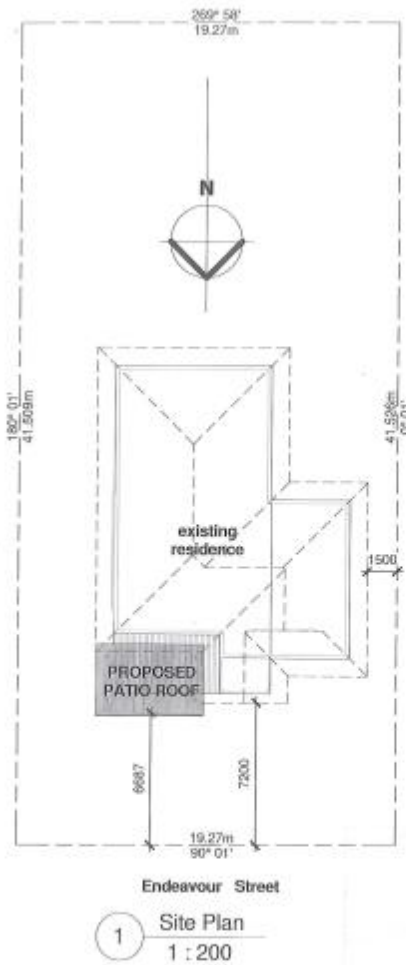
Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully

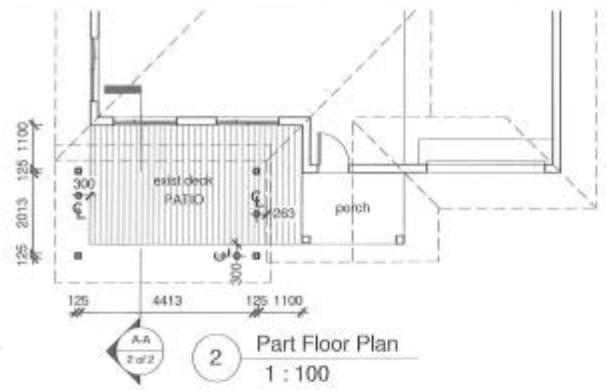


For
Paul Hoyer
Manager Environment & Planning

cc Emailed to GMA Certification Group Pty Ltd – adminpd@gmacert.com.au



1 Site Plan
1 : 200



2 Part Floor Plan
1 : 100



3 Front Elevation
1 : 100



4 Left Elevation
1 : 100

Sheet List	
Sheet Number	Sheet Name
1 of 2	Site and Part Floor Plan, Elevations, Sheet List
2 of 2	Foundation and Roof Framing Plans, Details, Notes

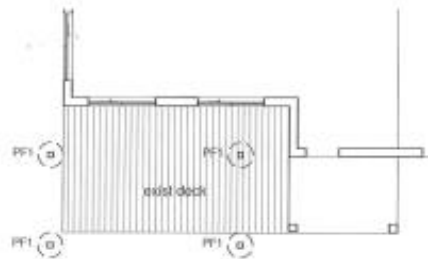


GREG SKYRING
Design and DRAFTING Pty. Ltd.
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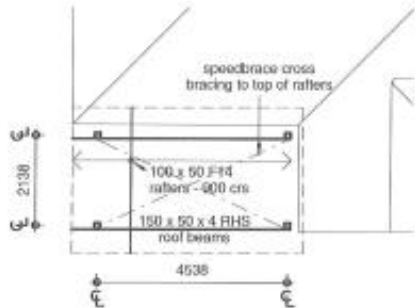
PROJECT
Proposed Patio,
6 Thooler Close,
L4 RP850456
COOYA BEACH

CLIENT	WIND CLASS	PLAN NUMBER	SHEET
J. Hawkes	C2	107-20	1 of 2
SCALES	PLAN TITLE	DATE OF ISSUE	REV
As indicated	Site and Part Floor Plan, Elevations, Sheet List	03.07.20	

Attachment 1



1 Foundation Plan
1 : 100



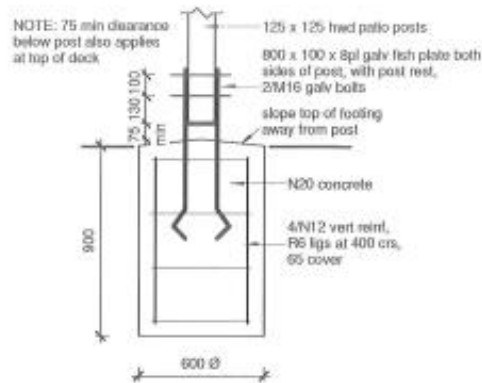
2 Roof Framing Plan
1 : 100

TERMITE PROTECTION

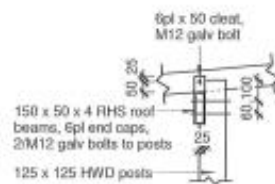
This structure as detailed complies with the provisions of AS3660.1 for the protection of new buildings from subterranean termites. Owners are reminded that to maintain compliance with AS3660.1 they are advised to have inspections carried out by a qualified person every 12 months generally, and every 3 months if in an area where termite risk is high.

FIXINGS

All bolts, screws, nails, brackets, framing anchors and other hardware in contact with preservative treated timber, should be hot dipped galvanised, monel, silicon bronze, or stainless steel. Unless noted otherwise, all bolts are to be hex-head



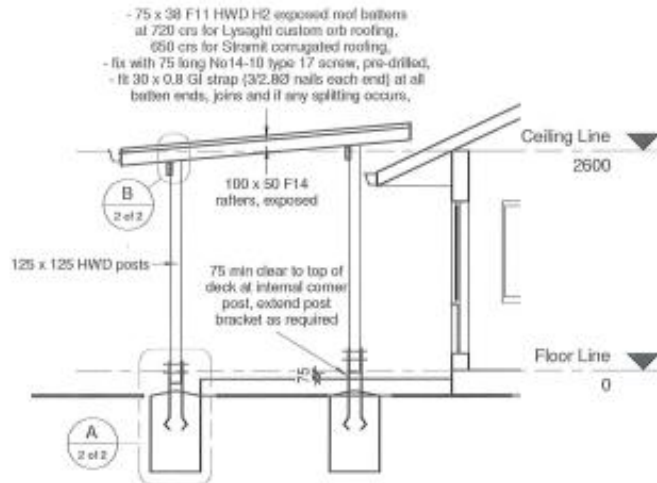
A PF1 Footing
1 : 20



B RHS Roof Beam Fixings
1 : 20

WASHERS

Washers as listed below are to be used with all bolted connections involving timber, where bolt is in tension;
M10 - 38 x 38 x 2.0
M12 - 50 x 50 x 3.0
M16 - 65 x 65 x 5.0
At connections to steel plates, use standard round washers for the bolt diameter used, UNCO.



A-A Section A-A
1 : 50

REFER ALSO TO RODGERS CONSULTING NOTES

GENERAL

All construction is to comply with C2 building standards, Building Code of Australia, all relevant legislation, and Council By-Laws. Builders are to ensure that all materials nominated on this plan are used and fixed strictly in accordance with the manufacturers specifications, also taking into consideration all site conditions applicable to the materials allowable and recommended use. Substitution of any structural members, or variation to any part of the design without seeking approval prior to changing will void any responsibility of the Designer and Engineer for the structural integrity and performance of the building. Only Australian Standards compliant steel members are to be used in this building. All nominated fixings, reinforcing, timber sizes and grades etc are the minimum requirements. All dimensions must be checked by the Builder prior to commencing any work - written dimensions take precedence over scaled. Any alterations or discrepancies are to be clarified with the plan Author or Engineer prior to carrying out the work. This plan has been prepared for building approval only and is not intended to be read as a complete specification of the work and finishes to be carried out on this project.



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PROJECT
Proposed Patio,
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COOYA BEACH

CLIENT	J. Hawkes	WIND CLASS	C2	PLAN NUMBER	107-20	SHEET	2 of 2
SCALE	As indicated	PLAN TITLE	Foundation and Roof Framing Plans, Details, Notes	DATE OF ISSUE	03.07.20	REV	